Davidson County DEEDWARR
Recvd: 09/25/03 12:39 3pgs
Fees:18.00 Taxes:312.28

20030925-0142284

WARRANTY DEED

B-PMF-03-2430

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,400.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF September, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Sept. 30, 2006

THIS INSTRUMENT WAS PREPARED BY
RUBY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mahdee Shakir	WMC Mortgage Corporation	
2430 Underwood Street	(NAME) 6320 Canoga Avenue 10th Floor	81-14-94
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Woodland Hills, CA 91367	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KAREN BUTLER-SHAKIR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MAHDEE SHAKIR, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Revised Plan of Fisk Park, of record in Book 2331, Page 114, Register's Office for said County, to which reference is hereby made for a more complete description.

Said Lot No. 27 fronts 53 feet on the easterly side of Underwood Street and runs back between lines, 156.4 feet on the northerly line and 142.7 feet on the southerly line, to a dead line in the rear, which is a broken line, measuring 46.5 feet.

Being the same property conveyed to Karen E. Shakir by Quitclaim Deed dated December 12, 2002 and filed for record on December 12, 2002 in Instrument Number 20021212-0153416, Register's Office for Davidson County, Tennessee, and being the same property conveyed to James H. Butler and Lula Butler by Deed recorded on March 2, 1962 in Book 3344, Page 329, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

See Attached Legal Description

unimproved ( )
This is improved (X) property, known as 2430 Underwood Street, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 19th day of September, 2003.

Karen Butler-Shakir

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 27 on the Revised Plan of Fisk Park, of record in Book 2331, Page 114, Register's Office for said County, to which reference is hereby made for a more complete description.

Said Lot No. 27 fronts 53 feet on the easterly side of Underwood Street and runs back between lines, 156.4 feet on the northerly line and 142.7 feet on the southerly line, to a dead line in the rear, which is a broken line, measuring 46.5 feet.

Karen E. Shakir and Karen Butler Shakir are one in the same person.

Being the same property conveyed to Grantor(s) by Deed recorded simultaneously herewith in Book_____, Page_____, or Instrument #_____*_____, Register's Office for said County.

* 20030925-0142283

STATE OF Tennessee

COUNTY OF Davidson .

I, Deena L. O'Brien, a Notary Public of the County and State first above written, do hereby certify that Karen Butler-Shakir personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of September, 2003.

Deena L. O'Brien
Notary Public

My Commission Expires:

(SEAL)

DEENA L. O'BRIEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903